RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC140010

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140017345 DEEDWARR
Recvd: 03/14/14 09:52 2 pgs
Fees:13.00 Taxes:761.83
20140314-0021391

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2014.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milagros D. Brookins 2013 Apollo Drive Franklin, TN 37069	Same address as new owner	182-01-0A-162.00-CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand Nine Hundred and 00/100 Dollars ($205,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **T R & D HOMES, INC. A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MILAGROS D. BROOKINS A SINGLE WOMAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being **Lot No. 134 on the Plan of Sunset Hills Subdivision, Phase Three, RS-10 Subdivision - Cluster Lot Option, a Planned Unit Development** of record at Instrument Number 20130619-0063025, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a part of the same property as conveyed to ***TR&D HOMES, INC., a Tennessee Corporation*** by a Quitclaim Deed from SAF Properties, a Tennessee Partnership, dated December 30, 2013, recorded December 30, 2013 at Instrument Number 20131230-0130775, Register's Office for Davidson County, Tennessee. Being also a part of the same property as conveyed to SAF Properties, a Tennessee Partnership by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan, dated February 8, 2005, recorded February 11, 2005 at Instrument Number 20050211-0015956, Register's Office for Davidson County, Tennessee. Being also a part of the same property as conveyed to SAF Properties, a Tennessee Partnership by Warranty Deed from James W. Clark, dated February 8, 2005, recorded February 9, 2005 at Instrument Number 20050209-0015271, Register's Office for Davidson County, Tennessee.

STK

Tax ID Number
Map 182, 01, 0 A, Parcel 162 CO

The property address of the herein described real estate is believed to be 1505 Sunbeam Drive, Antioch, (Cane Ridge), Davidson County, Tennessee, 37013 and is shown on all tax records as same, but such addresses' are not part of the legal description and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of February, 2014.

TR&D HOMES, INC., a Tennessee Corporation

By: Sina Taeedkashani, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sina Taeedkashani, to me personally known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President of TR&D Homes Inc., the within named bargainor, a Tennessee corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, this the 28th day of February, 2014.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017